

INTER-OFFICE COMMUNICATIONS

Palm Beach County, Florida

DATE: August 7, 1985

TO: John Sansbury, County Administrator  
Lisa Heasley, County Attorney's Office  
Herb Kahlert, County Engineer  
David Bludworth, State Attorney  
Max Rudmann, Asst. Attorney General  
Captain Cook, Sheriff's Dept. -Civil  
Frank Schulz, Sheriff's Office  
Bob Basehart, Planning, Zoning & Bldg.  
Bob Palchanis, Building Division, Director  
Sandy Sprague, Assistant County Attorney  
Patty Young -4th District Court of Appeals  
Law Library  
(a) County Library

FROM: John W. Dame, Chief Deputy Clerk

RE: PALM BEACH COUNTY ORDINANCE DISTRIBUTION

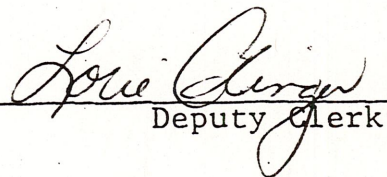
ORDINANCE NO. 85-24

TITLE REFERENCE:

Amend. Ord. 73-2; as amend; Zoning Code  
Repeal 402.8 (Abandonment of Plan), etc &  
add new Secs.....

Attached is a copy of the above referenced Ordinance of Palm Beach County. This Ordinance has been filed with Florida Department of State and forwarded to Municipal Code Corporation for codification. The effective date is January 1, 1986.

Signed

  
Deputy Clerk

JWD:

Attachment

\* cc: Commissioners, BCC  
Clerk  
Minutes

\*If a complete copy of ordinance is needed, please advise this office and we will be happy to provide a copy.



ORDINANCE NO. 85-24

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE ZONING CODE OF PALM BEACH COUNTY, ORDINANCE NO. 73-2, AS AMENDED, AS FOLLOWS: REPEALING SECTION 402.8 (ABANDONMENT OF PLAN); AMENDING SECTION 402.6 (TIME EXTENSIONS); ADDING A NEW SECTION 402.9 (REGULAR REVIEW OF DEVELOPMENT APPROVALS); AMENDING SECTION 500.21 (PLANNED UNIT DEVELOPMENT), SUBSECTION E.9.g.2 (PHASING CONTROLS); PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE OF LAWS AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3194(1) of the Local Government Comprehensive Planning Act, Chapter 163 (Intergovernmental Programs), Section 163.3161 et seq. of Florida Statutes provides that "all land development regulations enacted or amended shall be consistent with the adopted comprehensive plan . . ."; and

WHEREAS, the Palm Beach County Comprehensive Plan, Ordinance 80-8, as amended, provides, as a general matter, that development should take place in a timely manner; and

WHEREAS, if the mandates of the Local Government Comprehensive Planning Act and the Palm Beach County Comprehensive Plan are to be met, an administrative process must be established in the Zoning Code to monitor the commencement of development after approval by the Board of County Commissioners; and

WHEREAS, the administrative process should include a requirement that a report be prepared and submitted to the Board of County Commissioners sitting as the Zoning Authority of Palm Beach County, which report should include: (1) an analysis of the current status of an approved development which has not commenced within a reasonable time; and (2) a recommendation of appropriate actions which may be taken if the development is to be brought into conformity with the Comprehensive Plan; and

WHEREAS, the administrative review process must also recognize the substantive and procedural rights of land owners, thus requiring that appropriate appeals and other procedural



1       protections be specified in the review program; and

2               WHEREAS, several sections of the Palm Beach County Zoning  
3       Code presently contain obsolete or inconsistent provisions  
4       relating to periodic review of development approvals which must  
5       be repealed or reconciled in conjunction with creation of a  
6       mandatory review system; and

7               WHEREAS, Chapters 125 and 163 of Florida Statutes grant to  
8       the Board of County Commissioners of Palm Beach County authority  
9       to adopt, amend, and enforce zoning regulations within the  
10      unincorporated area of Palm Beach County; and

11              WHEREAS, the Board of County Commissioners of Palm Beach  
12      County, Florida, sitting as the Local Planning Agency, has  
13      determined that these proposed amendments to the Zoning Code are  
14      consistent with the adopted Comprehensive Plan of Palm Beach  
15      County, as required by Chapter 163, Section 163.3194(2)(a) of  
16      Florida Statutes;

17              NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY  
18      COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

19  
20              SECTION 1.        REPEAL OF SECTION 402.8 (ABANDONMENT OF PLAN).

21              Section 402.8 (Abandonment of Plan) of Ordinance 73-2 (The  
22      Zoning Code of Palm Beach County, Florida) is hereby repealed.

23  
24              SECTION 2.        AMENDMENT OF SECTION 402.6 (TIME EXTENSIONS).

25              Paragraph One of Section 402.6 (Time Extensions) of  
26      Ordinance 73-2 (The Zoning Code of Palm Beach County, Florida) is  
27      amended to read as follows:

28  
29              SECTION 402.6       TIME EXTENSIONS.

30      ~~Except as provided in Section 402.9 (Mandatory Review of~~  
31      ~~Development Approvals).~~   In cases where the Board of County  
32      Commissioners or any provisions of this Code have stipulated time  
33      limits for the completion or duration of a specific phase of  
34      development or activity, twelve (12) months extensions of time  
35      may be granted by the Planning, Zoning and Building Department  
36      upon a demonstration that progress is being made toward meeting



1 these requirements or that government agency or service delays  
2 are responsible for the extension request. In no case, however,  
3 shall such twelve (12) month extensions exceed two (2) in number  
4 totaling twenty-four (24) months in total duration of extended  
5 time, except that when government agency or service delays can be  
6 documented as the reason for failure to meet required deadlines;  
7 the Board of County Commissioners may grant such extensions as  
8 necessary to offset government-caused delays. Failure to have  
9 complied with Commission requirements or to have filed a complete  
10 application for a new development approval prior to the  
11 expiration of the total time extension shall constitute an  
12 abandonment of the development and approval. In the event of  
13 such an abandonment of a Special Exception or Special Permit use,  
14 the original approval shall immediately become null and void.

15  
16 SECTION 3. AMENDMENT OF ORDINANCE 73-2 (THE ZONING CODE  
17 OF PALM BEACH COUNTY, FLORIDA) BY ADDITION OF  
18 A NEW SECTION 402.9 (MANDATORY REVIEW OF  
19 DEVELOPMENT APPROVALS).

20 Ordinance 73-2 (The Zoning Code of Palm Beach County,  
21 Florida) is amended to add a new section, Section 402.9  
22 (Mandatory Review of Development Approvals), as follows:

23 SECTION 402.9 MANDATORY REVIEW OF DEVELOPMENT APPROVALS.

24 A. PURPOSE AND INTENT.

25 It is the intent of the Board of County Commissioners to  
26 provide for public health, safety, and welfare by establishing  
27 procedures for mandatory review of development approvals. The  
28 Local Government Comprehensive Planning Act, Chapter 163 of  
29 Florida Statutes provides that all development regulations shall  
30 be consistent with an adopted comprehensive plan. The Palm Beach  
31 County Comprehensive Plan provides that development should take  
32 place in a timely manner. If this mandate is to be met, an  
33 administrative process must be established in the Zoning Code  
34 to: (1) monitor the commencement of development activity; and (2)  
35 review and submit recommendations to the Board of County  
36 Commissioners regarding actions which should be taken to assure



1 compliance with Comprehensive Plan requirements.

2  
3 Systematic monitoring and subsequent review of approved  
4 zoning actions will help implement the Comprehensive Plan in a  
5 number of ways, including:

6  
7 1. Minimizing the creation of an artificially inflated  
8 inventory of residential, commercial, and industrial  
9 development which exceeds community needs as determined in  
10 the Comprehensive Plan.

11  
12 2. Enhancing the value and use of land in unincorporated  
13 Palm Beach County by identifying and providing a system to  
14 eliminate obsolete approvals which distort the official land  
15 use inventory. A periodic, mandatory purge of obsolete  
16 development approvals will permit demonstrably more timely,  
17 bona fide development to go forward.

18  
19 3. Encouraging compliance with improved performance and  
20 site design standards by providing a system whereby  
21 approved, but, unbuilt, developments are subject to  
22 periodic review.

23  
24 At the same time, the Board of County Commissioners  
25 recognizes that development is a complicated process. Despite  
26 bona fide efforts on the part of developers to proceed according  
27 to plans, unforeseen factors may influence the schedule at which  
28 development takes place. Administrative reviews must therefore  
29 be flexible enough to accommodate unforeseen circumstances.

30  
31 The review procedure created in this Section establishes a  
32 flexible system for administrative review and monitoring of the  
33 progress of development. It does not qualify the property rights  
34 of land owners established by the laws of the State of Florida.  
35 It does, however, temporarily suspend the ability of property  
36



1 owners who have not moved forward in a timely way to obtain  
2 permits even while a mandatory review is in progress. It provides  
3 for expeditious, fair hearings and other procedural protections  
4 prior to any decision by the Board of County Commissioners to  
5 initiate changes in land use regulations applicable to a  
6 particular property.

7  
8 This Section is intended to apply to development approvals  
9 for which no regular review process presently exists. These  
10 include all so-called "straight" residential, commercial, and  
11 industrial rezonings and applications for special exceptions,  
12 including those in combination with a rezoning. This Section does  
13 not apply to approval of a planned unit development or to land  
14 uses subject to special permit requirements, which are governed  
15 by their own review procedures.

16  
17 The mandatory review procedure established by this Section  
18 is not intended to be a condition precedent to the lawful  
19 exercise of zoning authority by the Board of County Commissioners  
20 of Palm Beach County.

21  
22 B. DUTY TO COMMENCE DEVELOPMENT IN A TIMELY MANNER.

23 1. Unless otherwise provided in this Section, all  
24 development approved pursuant to this Code shall commence  
25 within twenty-four (24) months from the date of the  
26 resolution of the Board of County Commissioners approving  
27 the development.

28  
29 2. An approved development which does not commence within  
30 its allotted time period, including any administrative  
31 extensions which may be granted pursuant to this Section,  
32 shall be subject to review by the Board of County  
33 Commissioners to determine if its current zoning status is  
34 appropriate.

35  
36 3. Commencement of development shall consist of:



1  
2           a.     Receipt of a valid building permit, and

3  
4           b.     Either initiation of bona fide site improvements,  
5                 or comparable development activity. Bona fide site  
6                 improvements or comparable development activity shall  
7                 include any action whereby the property owner has  
8                 vested his rights pursuant to the law of the State of  
9                 Florida.

10  
11   C.   DEVELOPMENT APPROVALS EXEMPT FROM THIS SECTION.

12         This Section shall not apply to:

13  
14         1.     except as provided therein, developments which are  
15                 subject to the provisions of Section 500.21 (Planned Unit  
16                 Development). Subsection E.9.g.2. (General Requirements and  
17                 Special Regulations; Planned Unit Development Procedure;  
18                 Final Master Land Use Plan Certification and Platting;  
19                 Phasing Controls) of this Code; or

20  
21         2       developments which may be established only by receipt  
22                 of a special permit pursuant to this Code.

23  
24   D.   ADMINISTRATIVE EXTENSION OF TIME PERIOD.

25         1.     PETITION FOR EXTENSION.

26                 Prior to expiration of the initial twenty-four (24) month  
27                 time period, the owner of record or his agent may file a  
28                 petition with the Executive Director for an administrative  
29                 extension. The petition shall be made upon forms and in  
30                 such manner as may be prescribed by the Department. The  
31                 petition shall present sufficient information upon which a  
32                 determination can be made that a bona fide effort has been  
33                 made to commence development activity. Receipt of a valid  
34                 building permit shall not by itself constitute sufficient  
35                 evidence of a bona fide effort to commence development.  
36



2. MAXIMUM ADMINISTRATIVE EXTENSION.

If he determines that a bona fide effort has been made to commence development activity, the Executive Director shall grant one (1) time extension for a period not to exceed twelve (12) months. The time extension shall run from the date on which the initial approval expires.

Except as provided in this Section, the combined time period during which development may proceed according to the terms of its original approval without review shall not exceed thirty-six (36) months from the date of the resolution of the Board of County Commissioners approving the development.

If his request for an administrative extension is granted, the owner of record shall be notified in writing of the decision and of the new time period during which development shall commence. Written notice shall consist of a letter sent by registered or certified mail, return receipt requested, to the last known address of the owner of record as it appears in the official records of the Palm Beach County Property Appraiser's Office. A copy of the letter shall be filed in the official records of the development maintained by the Department.

3. APPEAL OF DENIAL OF ADMINISTRATIVE EXTENSION.

If the Executive Director denies a petition for an administrative extension, the owner of record may appeal to the Board of County Commissioners sitting as the Zoning Authority of Palm Beach County. Appeal shall be made upon forms prescribed by the Department within thirty (30) days of mailing of written notice to the owner of record that the Executive Director has denied his petition for an administrative extension.

Written notice shall consist of a letter sent by registered



1 or certified mail, return receipt requested, to the last  
2 known address of the owner of record as it appears in the  
3 official records of the Palm Beach County Property  
4 Appraiser's Office. Written notice shall include:

5 a. a statement to the owner of record that his  
6 request for an administrative extension has been  
7 denied and the reasons therefore;

8  
9 b. a statement of his right to appeal to the Board of  
10 County Commissioners within the time period stated  
11 above;

12  
13 c. a statement that failure to appeal will result in an  
14 administrative review of the development approval  
15 pursuant to the terms of this Section;

16  
17 d. notice of the availability of forms on which to  
18 make an appeal;

19  
20 e. notice of the date, time, and place of the  
21 hearing before the Board of County Commissioners at  
22 which his appeal may be heard; and

23  
24 f. such other information as may be necessary and  
25 appropriate to accomplish the goals of this Section.

26  
27 4. DECISION BY THE BOARD OF COUNTY COMMISSIONERS.

28 a. Upon receipt of an appeal, the Board of County  
29 Commissioners shall either:

30  
31 (1) Affirm the decision of the Executive  
32 Director, or

33  
34 (2) Grant a time extension for a period not to  
35



1 exceed and upon the same terms as those provided  
2 in Subsection D.2. above.

3  
4 b. The decision of the Board of County Commissioners  
5 shall be final.

6  
7 c. The decision of the Board of County Commissioners  
8 shall be rendered within sixty (60) days of receipt of  
9 the appeal. If the Board of County Commissioners fails  
10 to act within that time period, the appeal shall be  
11 deemed to have been granted.

12  
13 5. EXPIRATION OF BOARD-APPROVED ADMINISTRATIVE EXTENSION.

14 If development has not commenced at the time that the  
15 administrative extension approved by the Board of County  
16 Commissioners expires, the provisions of Subsection E.  
17 below, shall apply.

18  
19 E. MANDATORY REVIEW OF DEVELOPMENT APPROVALS.

20 1. STATUS REPORT AND RECOMMENDATION OF THE EXECUTIVE  
21 DIRECTOR.

22  
23 a. CONTENTS.

24 The Executive Director shall prepare and submit a  
25 status report to the Board of County Commissioners  
26 sitting as the Zoning Authority notifying them of the  
27 status of each development approval subject to this  
28 section. The report shall summarize the history and  
29 current status of the development, and shall include a  
30 recommendation of proposed action by the Board of  
31 County Commissioners.

32  
33 b. DECISION MAKING FACTORS.

34 In making recommendations, the Executive Director shall  
35 consider the same factors applicable to a review by the  
36 Board of County Commissioners which are indicated in



1 Subsection E.5. below.

2  
3 c. TIMELY SUBMISSION.

4 The status report shall be submitted by the Executive  
5 Director to the Board of County Commissioners sitting  
6 as the Zoning Authority of Palm Beach County at the  
7 first meeting following expiration of any required  
8 time period established by this section.

9  
10 3. NOTICE REQUIREMENTS.

11  
12 a. MAIL NOTICE.

13 The owner of record shall be notified in writing of the  
14 Executive Director's status report and recommendation  
15 to the Board of County Commissioners. Written notice  
16 shall consist of a letter sent by registered or  
17 certified mail, return receipt requested, to the last  
18 known address of the owner of record as it appears in  
19 the official records of the Palm Beach County Property  
20 Appraiser's Office.

21  
22 Written notice shall include:

23  
24 (1) a statement that the time period has expired  
25 and that his development shall be subject to  
26 review.

27  
28 (2) a summary of the status report of the  
29 Executive Director and his recommendation to the  
30 Board of County Commissioners.

31  
32 (3) a statement that review may result in a  
33 direction to staff by the Board of County  
34 Commissioners to initiate a petition to rezone the  
35 property including the extinction of any approved  
36



1 special exception;

2  
3 (4) notice of the date, time, and place of the  
4 hearing before the Board of County Commissioners  
5 at which the report and recommendation of the  
6 Executive Director will be heard;

7  
8 (5) a statement of his right to appear and to  
9 present relevant information to rebut or to  
10 supplement the report of the Executive Director;  
11 and

12  
13 (6) such other information as may be necessary  
14 and appropriate to accomplish the goals of this  
15 Section.

16  
17 b. NEWSPAPER PUBLICATION.

18 In addition to notice mailed to the owner of record,  
19 notice that a hearing will take place pursuant to this  
20 Section shall be published in a newspaper of general  
21 circulation, as provided in Section 402.4.D (Notice and  
22 Hearing), Subsection 1.a (Publication of Notice) of  
23 this Code.

24  
25 4. EFFECT OF MANDATORY REVIEW ON OFFICIAL ACTIONS  
26 AFFECTING THE PROPERTY.

27  
28 a. Upon expiration of any time period established by  
29 this section during which development must commence, no  
30 new development permits affecting the property shall be  
31 issued by Palm Beach County until a final determination  
32 is made by the Board of County Commissioners pursuant  
33 to Subsections E.5 and E.6, below.

34  
35 b. If the decision of the Board of County  
36



1 Commissioners is to direct staff to initiate a petition  
2 to rezone the property, as provided in Subsection  
3 E.6.a(1), below. no new development permits shall be  
4 issued for the property until completion of the  
5 rezoning process. If the decision of the Board of  
6 County Commissioners is to grant an extraordinary time  
7 extension, as provided in Subsection E.6.a(2), below,  
8 the issuance of new development permits shall  
9 immediately resume.

10  
11 c. The term "development permit" shall mean as the  
12 term is defined in Chapter 163.3161 et seq. (Local  
13 Government Comprehensive Planning Act), Subsection  
14 163.3164(6) (Definitions) of Florida Statutes, as  
15 amended.

16  
17 d. Prior to or upon expiration of any time period  
18 established by this section during which development  
19 must commence, a document shall be filed with the Clerk  
20 of the Circuit Court to be placed with the records  
21 governing title to the property. The document shall  
22 give record notice that:

23  
24 (1) the development has not proceeded in a timely  
25 manner;

26  
27 (2) a review of the project will be conducted  
28 pursuant to the terms of this section;

29  
30 (3) until the review is completed, no new  
31 development permits shall be issued by Palm Beach  
32 County; and

33  
34 (4) such other information as may be reasonable  
35 and necessary to afford adequate record notice of  
36 the effect of this section on the rights of



property owners.

e. If the original development approval is reactivated through the granting of an administrative extension, through the granting of an extraordinary extension, or through the failure of the Board of County Commissioners to act on the staff recommendation within the proscribed time period, a second document shall be filed with the Clerk of the Circuit Court to be placed with the records governing title to the property indicating:

(1) that all rights created by the original approval have been restored;

(2) the new time period during which development must take place according to the terms of the original approval; and

(3) such other information as may be reasonable and necessary to afford adequate record notice of the effect of this section on the rights of property owners.

5. REVIEW BY THE BOARD OF COUNTY COMMISSIONERS.

a. The Board of County Commissioners shall consider the status report and the recommendations of the Executive Director, and such other information that may be submitted by the owner of record or his agent or by the public-at-large in the public hearing.

b. In its deliberation, the Board of County Commissioners shall consider such factors as:

(1) the consistency of the proposed development



1           with the Comprehensive Plan;

2  
3           (2)   the compatibility of the existing zoning or  
4           special exception with surrounding or proposed  
5           zoning or land uses;

6  
7           (3)   the consistency of the property's approved  
8           residential density or land use intensity with  
9           that of surrounding or proposed zoning or land  
10          uses;

11  
12          (4)   the demonstrated, continuing need for the  
13          approved, non-residential land use;

14  
15          (5)   the ability of the approved development to  
16          meet current performance standards;

17  
18          (6)   the existence of extraordinary mitigating  
19          factors which may justify the granting of a  
20          further administrative extension; and

21  
22          (7)   such other factors as may be relevant to a  
23          full and fair determination of the continued  
24          timeliness of the zoning classification.

25  
26       6.   DECISION OF THE BOARD OF COUNTY COMMISSIONERS.

27       a.   After deliberation, the Board of County  
28       Commissioners shall either:

29  
30           (1)   Direct staff to initiate a petition to rezone  
31           the property to an appropriate district, including  
32           extinction of an approved special exception, as  
33           provided in Section 401 (Application Procedure for  
34           All Petitions) of this Code; or

35  
36           (2)   Grant an extraordinary time extension for a



1 period not to exceed twelve (12) months during  
2 which development shall commence according to the  
3 terms of its original approval. The term of the  
4 extraordinary time extension shall commence upon  
5 the date of expiration of the original approval,  
6 including any time extensions approved pursuant to  
7 this Section.

8  
9 b. The decision of the Board of County Commissioners  
10 shall be rendered within sixty (60) days of receipt of  
11 the report of the Executive Director. If the Board of  
12 County Commissioners fails to act within that time  
13 period, the development shall be deemed to be timely  
14 and the provisions of Subsection E.6.a(2), above,  
15 shall apply.

16  
17 7. EXPIRATION OF EXTRAORDINARY TIME EXTENSIONS.

18 If development has not commenced upon the expiration of an  
19 extraordinary time extension approved by the Board of County  
20 Commissioners, the development approval shall be reviewed as  
21 provided in Subsection E.1, above.

22  
23 F. DELEGATION OF ADMINISTRATIVE RESPONSIBILITIES.

24 Responsibilities assigned by this section to the Executive  
25 Director of the Department of Planning, Zoning, and Building may  
26 be delegated by him to subordinates within the Department, as  
27 appropriate.

28  
29 G. NO EFFECT ON ZONING AUTHORITY.

30 The provisions of this Section shall not impair or in any  
31 way qualify the zoning authority of Palm Beach County, as  
32 established in the Statutes of the State of Florida, or in this  
33 Code, or otherwise by law.

34  
35 SECTION 4. AMENDMENT OF SECTION 500.21 (PLANNED UNIT  
36



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36

DEVELOPMENTS), SUBSECTION E.9.g.2 (General Requirements and Special Regulations; Planned Unit Development Procedure; Final Master Land Use Plan Certification and Platting; Phasing Controls).

Subparagraph E.9.g.2 (General Requirements and Special Regulations; Planned Unit Development Procedure; Final Master Land Use Plan Certification and Platting; Phasing Controls) of Section 500.21 (Planned Unit Development) of the Palm Beach County Zoning Code, Ordinance 73-2, as amended, is hereby amended to insert the highlighted sentence in the place indicated:

SECTION 500.21 PLANNED UNIT DEVELOPMENT.

E. GENERAL REQUIREMENTS AND SPECIAL REGULATIONS.

9. PLANNED UNIT DEVELOPMENT PROCEDURE.

g. FINAL MASTER LAND USE PLAN CERTIFICATION AND PLATTING.

(2) PHASING CONTROLS.

If the Final Master Land Use Plan is to be developed in phases or stages requiring more than one (1) final plat, successive plats must be filed so that construction and development shall be of a reasonably continuous nature; but in no event shall more than two (2) years plus one (1) additional two (2) year extension period elapse between the filing of successive plats. Upon the expiration of any time period established by this section, the approval for the planned unit development shall be subject to mandatory review as provided in Section 402.9.E of this Code.

SECTION 5. REPEAL OF LAWS IN CONFLICT.



1 All local laws and ordinances applying to Palm Beach County  
2 in conflict with any provisions of this ordinance are hereby  
3 repealed.

4  
5 SECTION 6. SEVERABILITY.

6 Should any section, paragraph, sentence, clause, or word of  
7 this ordinance be held to be unconstitutional, inoperative, or  
8 void, such holding shall not affect the validity of the remainder  
9 of this ordinance.

10  
11 SECTION 7. INCLUSION IN CODE.

12 The provisions of this ordinance shall become and be made a  
13 part of the Code of Laws and Ordinances of Palm Beach County,  
14 Florida, and the various sections may be retitled, renumbered, or  
15 relettered to accomplish this purpose.

16  
17 SECTION 8. EFFECTIVE DATE.

18 The provisions of this ordinance shall become effective on  
19 January 1, 1986.

20 APPROVED AND ADOPTED by the Board of County Commissioners of  
21 Palm Beach County, Florida, on this 23rd day of July, 1985.

22  
23 PALM BEACH COUNTY, FLORIDA, BY ITS  
24 BOARD OF COUNTY COMMISSIONERS:

25  
26 By: [Signature]  
27 Chairman

28 Acknowledged by the Department of State of the State of Florida,  
29 on this 1st day of August, 1985.

30 Acknowledgment from the Department of State of the State of  
31 Florida, this 5th day of August, 1985, at 3:53 P. M., and  
32 filed in the Office of the Clerk of the Board of County  
33 Commissioners of Palm Beach County, Florida.

34  
35 APPROVED AS TO FORM  
36 AND LEGAL SUFFICIENCY:

By: [Signature]  
County Attorney

EFFECTIVE DATE: January 1, 1986

STATE OF FLORIDA, COUNTY OF PALM BEACH  
I, JOHN B. DUNKLE, ex-officio Clerk of the  
Board of County Commissioners certify this to  
be a true and correct copy of the original filed in  
my office on July 23, 1985  
DATED at West Palm Beach, FL on 8/7/85  
JOHN B. DUNKLE, Clerk  
By: [Signature] D.C.  
Deputy Clerk